028.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,000 / 801,000
					USE VALUE:	801,000 / 801,000
					ASSESSED:	801,000 / 801,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEUER JEFFREY M--ETAL
Owner 2:	DREW MELINDA F
Owner 3:	
Street 1:	18 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,804 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Stucco Exterior and 2188 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4804.000	347,100	2,600	451,300	801,000
Total Card	0.110	347,100	2,600	451,300	801,000
Total Parcel	0.110	347,100	2,600	451,300	801,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.15 | /Parcel: 366.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,900	2600	4,804.	451,300	805,800	805,800	Year End Roll	12/18/2019
2019	101	FV	275,000	2600	4,804.	479,500	757,100	757,100	Year End Roll	1/3/2019
2018	101	FV	275,000	2600	4,804.	349,800	627,400	627,400	Year End Roll	12/20/2017
2017	101	FV	292,500	2600	4,804.	304,600	599,700	599,700	Year End Roll	1/3/2017
2016	101	FV	292,500	2600	4,804.	259,500	554,600	554,600	Year End	1/4/2016
2015	101	FV	285,500	2600	4,804.	253,900	542,000	542,000	Year End Roll	12/11/2014
2014	101	FV	285,500	2600	4,804.	208,700	496,800	496,800	Year End Roll	12/16/2013
2013	101	FV	285,500	2600	4,804.	198,600	486,700	486,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON ALFRED-	22125-67		6/15/1992		221,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2008	1338	Inter-De	2,000					
10/4/2004	965	Redo Kit	30,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
11/14/2000	Hearing Chag	201	PATRIOT
4/29/2000	Inspected	264	PATRIOT
2/16/2000	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4804		Sq. Ft.	Site		0	80.	1.17	1									451,295						451,300	

Total AC/HA: 0.11028 | Total SF/SM: 4804 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 451,295 | Spl Credit | Total: 451,300

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 19134
GIS Ref:
GIS Ref:
Insp Date: 07/29/17

!2321!

PRINT

Date	Time
12/10/20	17:45:43

LAST REV

Date	Time
08/07/17	08:12:59
apro	
2321	

USER DEFINED

Prior Id # 1:	19134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	5 - Tile		
Color:	SAND		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Fair
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16980195
Const Adj.:	1.01989794
Adj $ / SQ:	149.135
Other Features:	95800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471559
Depreciation:	124492
Depreciated Total:	347068

COMMENTS

BK: 10646 PG: 327 641-4229 OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

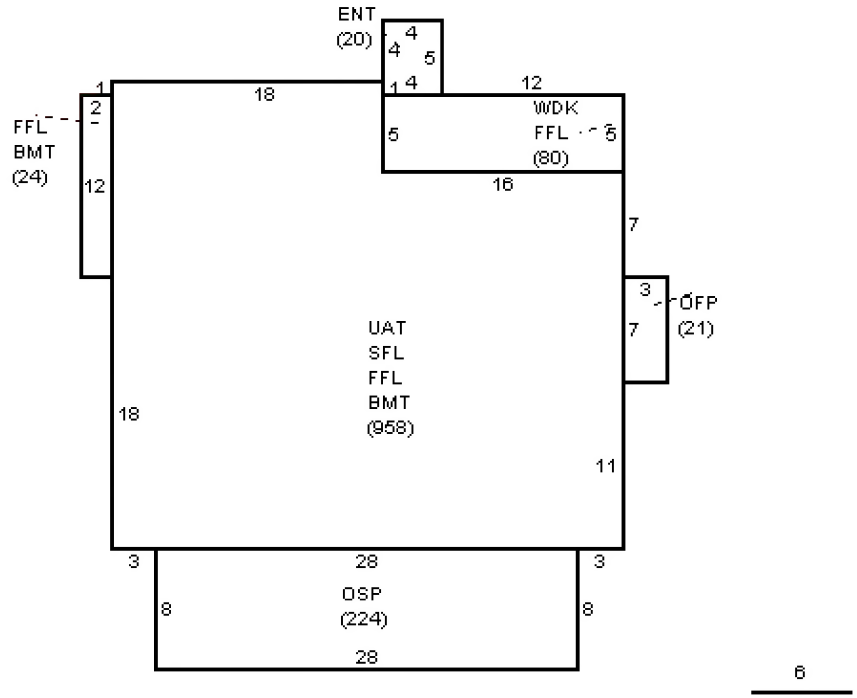
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.13
Special Features:	0	Val/Su Net:	96.77
Final Total:	347100	Val/Su SzAd	171.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,062	149.130	158,381
BMT	Basement	982	44.740	43,935
SFL	Second Floor	958	149.130	142,871
UAT	Upper Attic	240	90.970	21,788
OSP	Screen Porch	224	26.780	5,998
WDK	Deck	80	16.320	1,305
OFP	Open Porch	21	44.880	942
ENT	ENTRY	20	26.930	539
	Net Sketched Area:	3,587	Total:	375,759
Size Ad	2020	Gross Are	4305	FinArea 2188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X10	A	FR	1930	28.89	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600

IMAGE

AssessPro Patriot Properties, Inc